

027.0

0003

0019.0

Map

Block

Lot

1 of 1

Apartment

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
2,092,900 / 2,092,900

USE VALUE:

2,092,900 / 2,092,900

ASSESSED:

2,092,900 / 2,092,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
109		OXFORD ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1:	109 OXFORD ST LLC
Owner 2:	
Owner 3:	

Street 1: 2200 MASS AVE

Street 2:

Twn/City: CAMBRIDGE

St/Prov: MA Cntry: Own Occ: N

Postal: 02140 Type:

PREVIOUS OWNER

Owner 1: RINALDO CHARLES SR -

Owner 2: RINALDO CHARLES JR -

Street 1: 2200 MASS AVE

Twn/City: CAMBRIDGE

St/Prov: MA Cntry:

Postal: 02140

NARRATIVE DESCRIPTION

This parcel contains .294 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1964, having primarily Brick Exterior and 10437 Square Feet, with 12 Units, 12 Baths, 0 3/4 Bath, 0 HalfBath, 45 Rooms, and 23 Brdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
112	Apts. 8 Plus		12812		Sq. Ft.	Site		0	0.	0.00	AA																
112	Apts. 8 Plus		12		No. of Un	Site		0	63,500.	1.00	AA									762,000						762,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
112	12812.000	1,324,100	6,800	762,000	2,092,900	
Total Card	0.294	1,324,100	6,800	762,000	2,092,900	Entered Lot Size
Total Parcel	0.294	1,324,100	6,800	762,000	2,092,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	200.53	/Parcel: 200.53	Land Unit Type:

User Acct	18750
GIS Ref	
GIS Ref	
Insp Date	
09/30/17	

USER DEFINED	
Prior Id # 1:	18750
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/29/21	21:16:51
LAST REV	
Date	Time
06/05/19	09:26:58
apro	
2277	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RINALDO CHARLES	31871-448		9/29/2000	Convenience	99	No	No	4	
RINALDO CHARLES	28834-386		7/14/1998	Family	99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2010	210	New Wind	5,250					
11/22/2004	1133	New Wind	8,400		G6	GR FY06	10 REPL WNDWS	

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	I & E Return	JO	Jenny O
9/30/2017	MEAS&NOTICE	KB	Kevin B
2/22/2017	I & E Return	EMK	Ellen K
3/29/2016	I & E Return	MM	Mary M
2/20/2009	Measured	345	PATRIOT
4/19/2000	Measured	197	PATRIOT
4/5/2000	Measured	263	PATRIOT
10/22/1998		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

Type:	83 - Apt-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	12 Total: 12
Foundation:	3 - Brick or Stone
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1964
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	10
Prim Int Wal:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled 0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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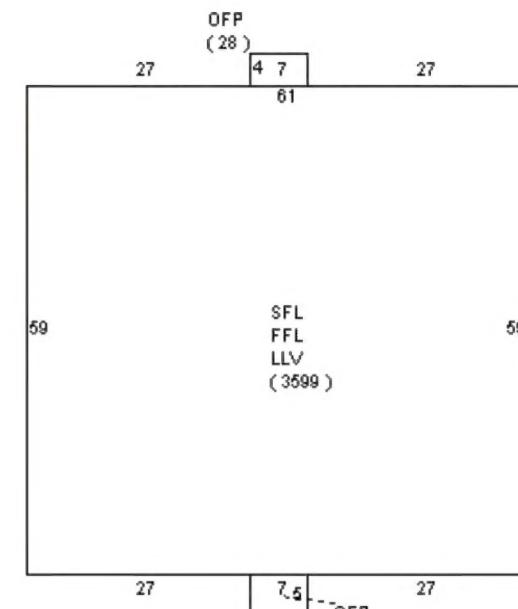
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	4300	A	AV	1964	2.66	T	40.8	112			6,800			6,800

More: N

Total Yard Items: 6,800

Total Special Features:

SKETCH

Full Bath:	12	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	7
Level	FY	LR	DR	D
	K	FR	RR	B
	FB	HB	L	O
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS:	45	BRs:	23
	Baths:	12	HB:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

CALC SUMMARY

Basic \$ / SQ:	168.00
Size Adj.:	1.02097797
Const Adj.:	1.01807988
Adj \$ / SQ:	174.625
Other Features:	120000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1891586
Depreciation:	567476
Depreciated Total:	1324110
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	1.00
Before Depr:	174.63
Special Features:	0
Val/Su Net:	121.92
Final Total:	1324100
Val/Su SzAd:	183.95

PARCEL ID

027.0-0003-0019.0

SKETCH**AssessPro Patriot Properties, Inc**